

Item: \_\_\_\_\_  
Fiscal Impact: \_\_\_\_\_ N/A  
Funding Source: \_\_\_\_\_ N/A  
Account #: \_\_\_\_\_ N/A

Budget Opening Required: ☐

**ISSUE:**

Application: #GPZ-1-2015  
Applicant: West Valley City  
Location: Various locations throughout the City  
Size: 741 acres

**SYNOPSIS:**

A General Plan change from various land use designations to large lot residential or non-retail commercial and zone changes from various zones to A or A-2.

**BACKGROUND:**

At the direction of the City Council, staff has submitted a General Plan/zone change application for 741 acres in various locations throughout the City. The proposed General Plan changes are from low density residential (3 to 4 units/acre), residential office, mixed use, heavy manufacturing, light manufacturing and commercial light manufacturing to either large lot residential (2 to 3 units/acre) or, in one situation, non-retail commercial. The proposed zone changes are from A, A-1, M, R-1-6, R-1-8, R-1-10 and R-4-8.5 to either A or A-2. Included with this issue paper are a map highlighting the proposed zone changes and a list that identifies all of the properties affected by the proposed General Plan changes and zone changes. Also included are letters from residents as well as housing information shared with the Planning Commission in support of this application.

When compiling the list of properties to include in the application, staff used the following criteria:

- The property is vacant or only partially developed.
- The property individually is at least 2 acres or the property, together with other adjoining property, is at least 2 acres.
- Residential development is anticipated on the property.

Properties that have already been entitled for residential development are excluded.

After holding two public hearings, the Planning Commission recommended denial of the application. The Planning Commission also recommended that staff initiate several General Plan/zone change applications to consider the same properties in smaller increments instead of all of them at once.

**RECOMMENDATION:**

The Planning Commission recommends denial.

**SUBMITTED BY:**

Steve Pastorik, Assistant CED Director/Planning Director